

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57986
Petitioner: 104TH RETAIL DEVELOPMENT PARTNERS, LLC, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0173803+6

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$1,006,606

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 13th day of December 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

CJM



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2012 DEC 12 PM 1:11
Petitioner: 104TH RETAIL DEVELOPMENT PARTNERS LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Nathan J. Lucero, #33908 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 57986 Multiple County Account Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2011 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization ("BOE") for tax year 2011.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment A.

Total 2011 Proposed Value: \$1,006,606
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2011.

6. Brief narrative as to why the reductions were made: Parcels were adjusted based on evidence submitted by petitioner.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 20, 2012 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ___ (check if appropriate).

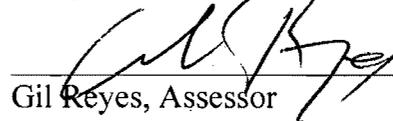
Dated this ~~30th~~ day of November, 2012.



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Suite C2100
Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 57986

ATTACHMENT A

Account Number: R0173803

Old Value:	
Land:	\$196,164
Improvements:	\$0
Total:	\$196,164
BOE Value	
Land:	\$151,305
Improvements:	\$0
Total:	\$151,305
New Value:	
Land:	\$122,935
Improvements:	\$0
Total:	\$122,935

Account Number: R0173805

Old Value:	
Land:	\$200,743
Improvements:	\$0
Total:	\$200,743
BOE Value	
Land:	\$154,837
Improvements:	\$0
Total:	\$154,837
New Value:	
Land:	\$125,805
Improvements:	\$0
Total:	\$125,805

Account Number: R0173806

Old Value:	
Land:	\$171,720
Improvements:	\$0
Total:	\$171,720
BOE Value	
Land:	\$132,451
Improvements:	\$0
Total:	\$132,451
New Value:	
Land:	\$107,617
Improvements:	\$0
Total:	\$107,617

Account Number: R0173807

Old Value:	
Land:	\$236,503
Improvements:	\$0
Total:	\$236,503
BOE Value	
Land:	\$182,420
Improvements:	\$0
Total:	\$182,420
New Value:	
Land:	\$148,216
Improvements:	\$0
Total:	\$148,216

Account Number: R0173808

Old Value:	
Land:	\$460,108
Improvements:	\$0
Total:	\$460,108
BOE Value	
Land:	\$354,891
Improvements:	\$0
Total:	\$354,891
New Value:	
Land:	\$288,349
Improvements:	\$0
Total:	\$288,349

Account Number: R0173809

Old Value:	
Land:	\$156,091
Improvements:	\$0
Total:	\$156,091
BOE Value	
Land:	\$120,397
Improvements:	\$0
Total:	\$120,397
New Value:	
Land:	\$97,822
Improvements:	\$0
Total:	\$97,822

Account Number: R0173810

Old Value:

Land:	\$184,897
Improvements:	\$0
Total:	\$184,897

BOE Value

Land:	\$142,599
Improvements:	\$0
Total:	\$142,599

New Value:

Land:	\$115,862
Improvements:	\$0
Total:	\$115,862

TOTAL NEW VALUE OF ACCOUNTS = \$1,006,606